



City of Seattle

Department of Planning and Development  
Diane M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3001548  
**Applicant Name:** Anthony Maschmedt  
**Address of Proposal:** 2108 E Pine St.

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 2,804.1 sq. ft. and B) 2,500.8 sq. ft. The existing structure is to remain.

The following approval is required:

**Short Subdivision** - to divide one parcel into two parcels of land. (Seattle Municipal Code Chapter 23.24.040)

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS  
☐ DNS with conditions  
☐ DNS involving non-exempt grading or demolition, or  
involving another agency with jurisdiction.

**BACKGROUND DATA**

**Site Description and Area Development**

The site is a corner lot located in a Residential Small Lot/Tandem Cottage (RSL/TC). The applicant proposes to subdivide one parcel into two parcels of land. The site is improved with one existing single family residence. One surface parking space for the existing house will be maintained. On street parking is allowed. Zoning in the immediate vicinity is Residential Small Lot/Tandem Cottage (RSL/TC) on lots north of E Pine and Single Family 5000 (SF 5000) to the south. Both 21<sup>st</sup> Ave. and E Pine St. are fully improved with asphalt t streets, concrete curbs, gutters, and sidewalks.

### Proposal Description

Proposed parcel sizes are: A) 2,804.1 sq. ft. and B) 2,500.8 sq. ft. The existing structure is to remain.

### Public Comments

No comment letters were received during the official public comment period which ended October 13, 2010.

### **ANALYSIS - SHORT SUBDIVISION**

SMC Section 23.24.040 provides that the director shall use the following criteria to determine whether to grant, condition, or deny a short plat application:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit Subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Based upon information provided by the applicant; review and approval of access, drainage and zoning within the Department of Planning and Development (DPD), the review and approval from the Seattle Water Department (SWD), Seattle Fire Department (SFD), and Seattle City Light; and review by the Land Use Planner, the following findings are made with respect to the criteria cited above:

1. The intent of the land use code is to provide additional housing opportunities in neighborhoods where it is desirable to limit development to infill projects. The existing single family residence fronts on East Pine St. and is nonconforming with respect to the front and rear yard requirements. The proposed short plat will not create any additional

nonconformity with respect to development standards of the Residential Small Lot/Tandem Cottage zoning.

2. Vehicular access to the proposed single family dwelling (being reviewed under building permit number 6260128) is off of East Pine St. The Seattle Fire Department has approved this proposed short plat without conditions. Seattle City Light requires that the owner or applicant relocate the existing electrical service line to Parcel B (house #2108) to avoid crossing proposed Parcel A with relocation costs being at the owner's expense or if the service is not relocated, a City Light easement is required. This will be included as a condition of the final short plat.
3. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle and availability of service is assured subject to standard conditions of utility extension. The project has received a Water Availability Certificate 2010-0559 issued September 28, 2010 which approved new service to Parcel A only. Any change to the existing service on Parcel B will require installation of a standard water main in E Pine St from the existing main on 21st Ave to the east boundary of the parcel (about 120 feet). There is an 8" diameter combined sewer main in 21<sup>st</sup> Ave adjacent to the site. Drainage from the new development will be discharged to the combined sewer. A standard drainage control plan will be required for the new development. There are no recommended drainage or sewer conditions prior to recording of the short plat.
4. The public use and interests are served by permitting the proposed division of land. The proposal meets all applicable criteria for approval of a short plat as discussed under Criteria 1, 2, and 3 of this analysis.
5. This site is not an environmentally critical area as defined in SMC 25.09.100; therefore, criterion #5 is not applicable to this application.
6. The proposed division of land is designed to maximize the retention of trees.
7. The provisions of SMC Section 23.24.045, address development standards and provisions for Unit Subdivisions. The project is not a unit lot subdivision proposal.
8. The lot is not in a single-family zone; therefore, criterion #8 is not applicable to this application.

### Summary

The lots to be created by this short subdivision will meet all minimum standards of the zone set forth in the Land Use Code, and are consistent with applicable policy guidelines. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions.

**DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision and Unit Lot subdivision is **CONDITIONALLY GRANTED.**

**CONDITIONS - SHORT SUBDIVISION**

*Conditions of Approval Prior to Recording*

The owner(s) and/or responsible party(s) shall:

1. The owner or responsible party will provide evidence that the electrical service line to Parcel B (house #2108) has been relocated to avoid crossing proposed Parcel A or a City Light Easement approved by City Light will be included on the face of the plat.

*Prior to Issuance of any Building Permit*

2. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to any future building plans.

Signature: \_\_\_\_\_ (Signature on File)  
Cheryl Mosteller, Senior Land Use Planner  
Department of Planning and Development

Date: November 4, 2010